

INSTRUMENT #2013059959  
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NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$44.00



THIS INSTRUMENT PREPARED BY & RETURN TO:  
Fred A. Morrison  
McLin & Burnsed, P.A.  
Post Office Box 491357  
Leesburg, Florida 34749-1357

## Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 9<sup>th</sup> day of MAY, 2013, by PINEYWOODS BELLE, LLC, whose address is 400 CR 468, Leesburg, Florida 34748, hereafter referred to as Grantor, to THE CITY OF LEESBURG, FLORIDA, whose address is P.O. Box 490630, Leesburg, FL 34749-0630, hereafter referred to as Grantee,

### WITNESSETH:

That for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid and tendered unto Grantor, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, a perpetual easement over and across the following described real property:

### AS DESCRIBED ON EXHIBIT "A" ATTACHED

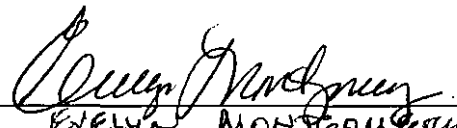
for the purpose of construction, installation, repair, maintenance, replacement and improvement of underground or above ground utilities, including but not limited to water, sewer, reuse water, natural gas, electricity, cable television, fiber optics, and telecommunications. If Grantee damages any surface improvements in its use of this easement, it shall repair any such damage at its expense, and restore the improvements to substantially the same condition they were in prior to the damage. Grantee is also given an irrevocable license, for so long as this Easement remains in effect, to cross the adjoining real property owned by Grantor, for the purpose of conducting any activities permitted by this Easement provided that such right of passage shall not interfere substantially with Grantor's use of its adjoining property.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns forever. Grantor does hereby warrant the title to the interests conveyed to Grantee hereunder and will defend the same against the lawful claims of all persons whomsoever.

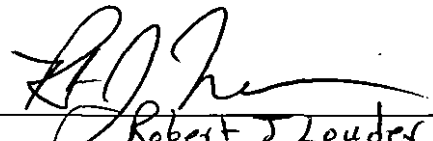
**IN WITNESS WHEREOF**, Grantor has set his or her hand and seal the day and year first above written. As used herein, the term "Grantor" shall refer to that person, or those persons, so named above, and shall be interpreted as being singular or plural, and shall be considered to have the person, number and gender appropriate to the context of the named individuals or entities.

WITNESSES (two required)

GRANTOR: PINEYWOODS BELLE, LLC


  
Evelyn Montague  
(Type or print name of Witness)

BY:   
BASCOM M. TUCKER, III,  
Managing Member

  
Robert J. Louder  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared Bascom M. Tucker, III as Managing Member of Pineywoods Belle, LLC, who acknowledged before me that he executed this instrument on the 9th day of May, 2013, and who was either ☒ personally known to me, or who ☐ produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC  
Karla A. Kimmons  
Type or print name of Notary

EE055772  
Commission Number  
03/29/15  
Commission expiration date

